



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



22 Langley Park Road, Iver, Buckinghamshire. SL0 9QN.

OIEO £470,000 Freehold

Hilton King & Locke are pleased to bring to the market this perfect family home that offers great potential to extend and improve (subject to the usual permissions), close to local amenities and a short drive to Iver train station Cross rail, this well-presented 3 bedroom semi-detached property is situated on Langley Park Road in Iver.

This property is well-presented throughout and the accommodation comprises entrance hall, open plan living / dining room with patio doors leading to conservatory, fitted kitchen with a range of eye and base level units, utility room and cloakroom. To the first floor, there are two double bedrooms one with fitted wardrobes a single bedroom and family bathroom.

To the front there is off street parking and to the rear there is a good sized well-maintained lawned garden.

Langley Park Road is situated within walking distance to Iver village where there is a range of shopping amenities, post office, bus routes, bars and restaurants, local primary schools and recreational facilities. The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Iver and Langley train stations are nearby that offer the link to Cross rail.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys.







**Important Notice**

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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# 22 Langley Park

Approximate Gross Internal Area

Ground Floor = 64.7 sq m / 696 sq ft

First Floor = 36.4 sq m / 392 sq ft

Outbuilding = 8.7 sq m / 94 sq ft

Total = 109.8 sq m / 1,182 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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